Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40/198 Beavers Road, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,725,000 Property Type House Suburb Northcote

Period - From 01/01/2025 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/49 Martin St THORNBURY 3071	$1,300,000	18/12/2024
2	8 Campbell Gr NORTHCOTE 3070	$1,300,000	13/11/2024
3	25a Lewis St THORNBURY 3071	$1,230,000	26/10/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/04/2025 11:30

40/198 Beavers Road, Northcote Vic 3070

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3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties

2/49 Martin St THORNBURY 3071 (VG)

3 - -

Price: $1,300,000
Method: Sale
Date: 18/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



8 Campbell Gr NORTHCOTE 3070 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)
Land Size: 608 sqm approx

Agent Comments



25a Lewis St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,230,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 165 sqm approx

Agent Comments

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